

CERTIFICATE OF APPROPRIATENESS

Application Date: November 22, 2016

Applicant: Casper & Diana van Ek, owner

Property: 1631 Harvard Street, Lot 5, Block 117, Houston Heights Subdivision. The property includes a historic 2,166 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow Craftsman residence, constructed circa 1920, located in the Houston Heights Historic District East.

Proposal: Alteration – Addition

- Construct a 7' wide by 25' deep side addition on an existing 1950s rear addition.
- Proposed addition's eave and ridge heights will match existing, with an eave height of 10' and a ridge height of 17'-8".
- Install a vertical piece of trim to differentiate the proposed addition from the existing addition.

See enclosed application materials and detailed project description on p. 3-13 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: December 14, 2016



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S	D	NA	S - satisfies	D - does not satisfy	NA - not applicable
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PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park

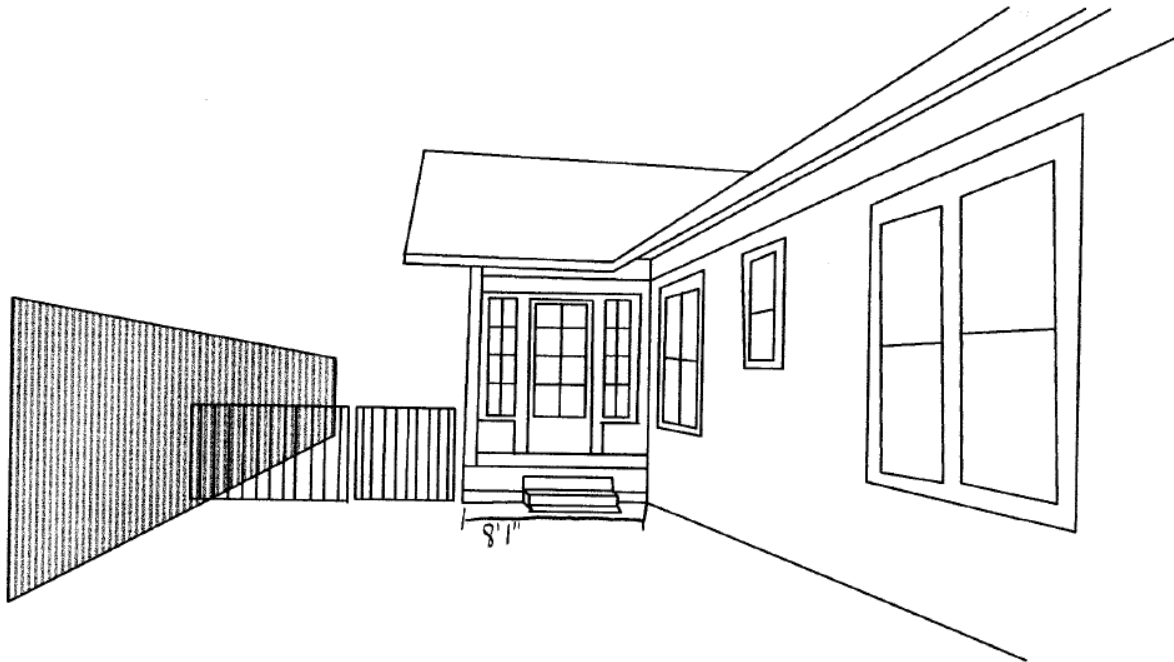


INVENTORY PHOTO



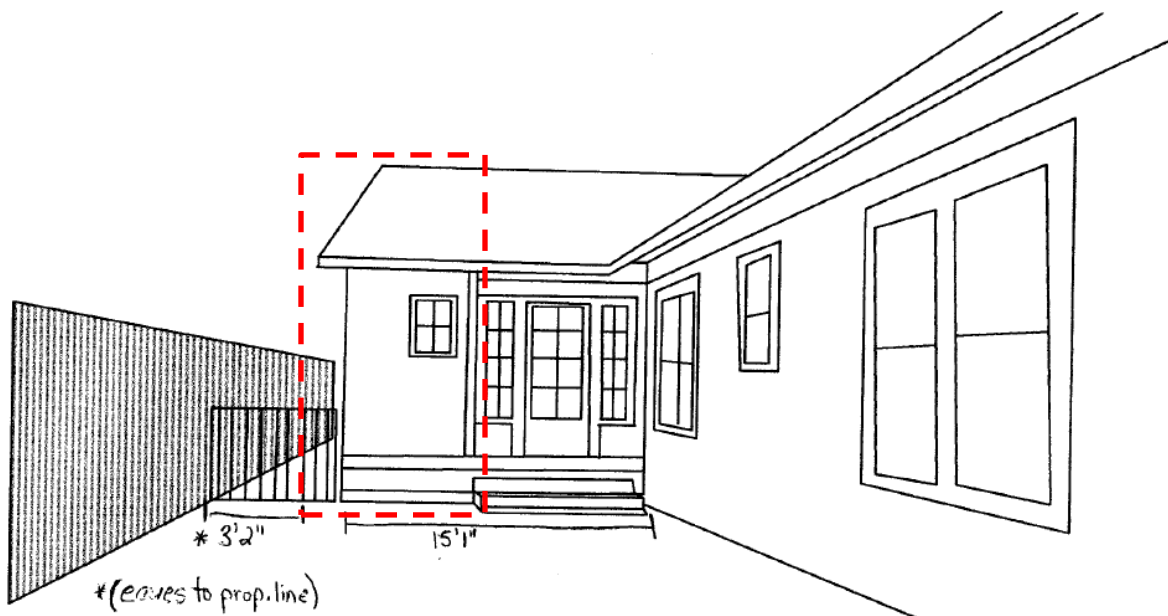
EAST ELEVATION – FRONT FACING HARVARD STREET

EXISTING



*Not to scale

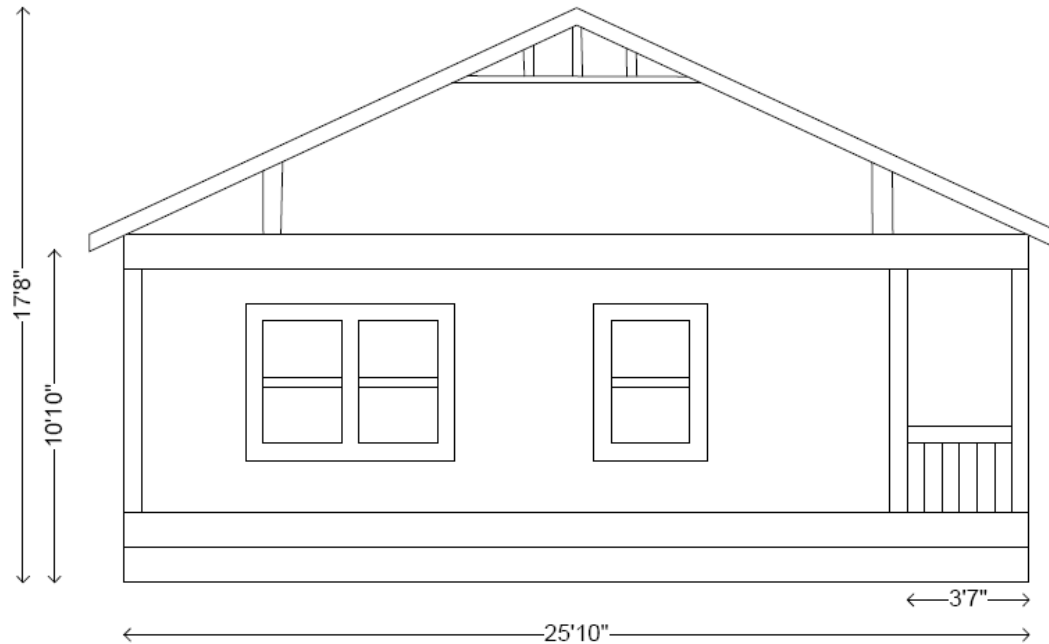
PROPOSED



*Not to scale

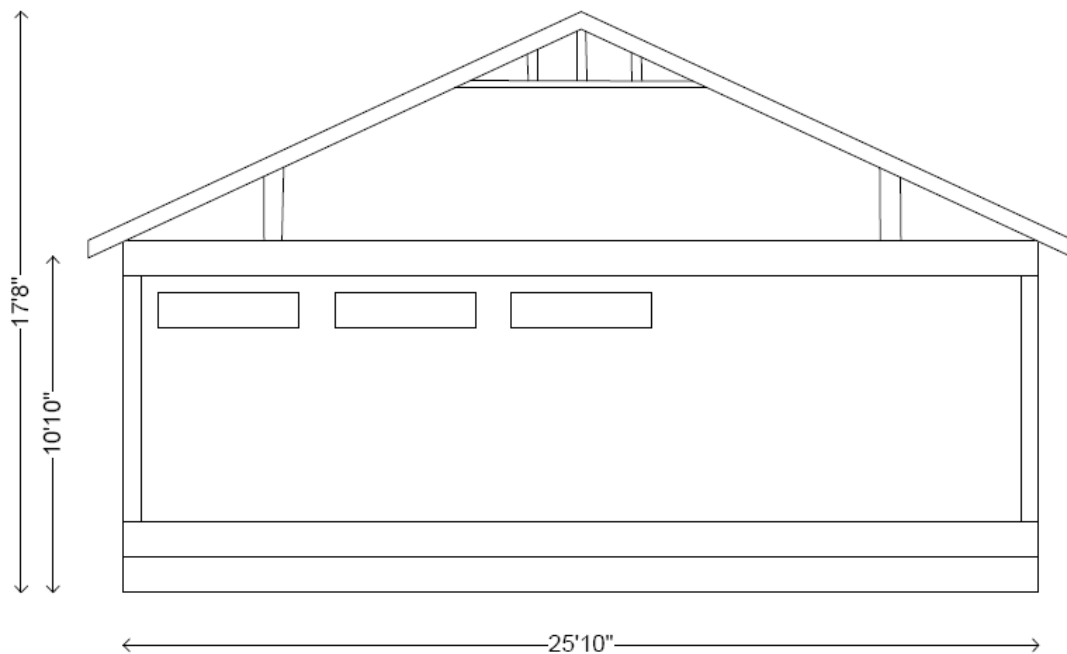
SOUTH SIDE ELEVATION

EXISTING



*Not to scale

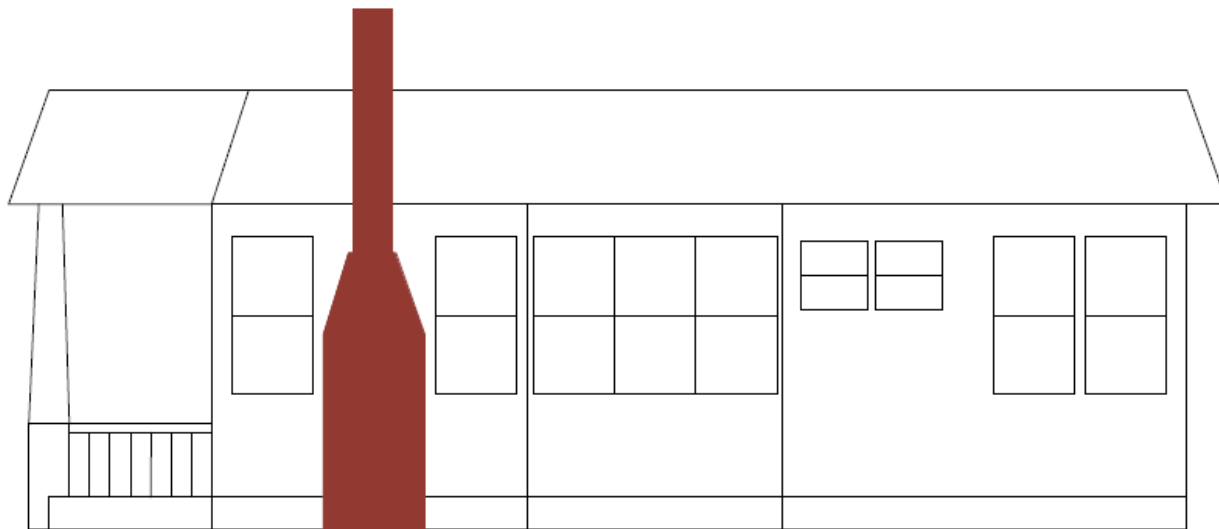
PROPOSED



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NORTH SIDE ELEVATION

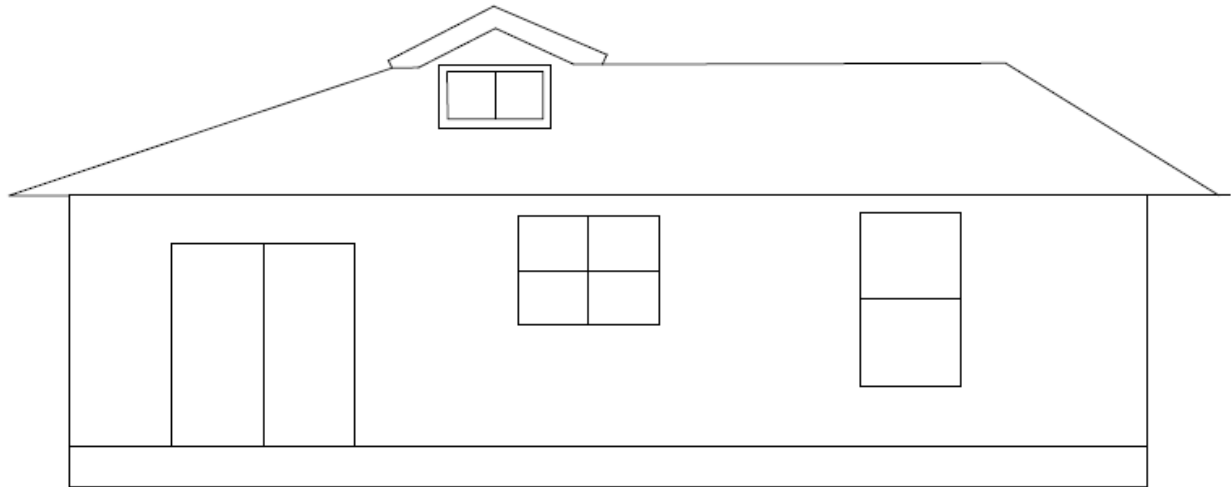
EXISTING



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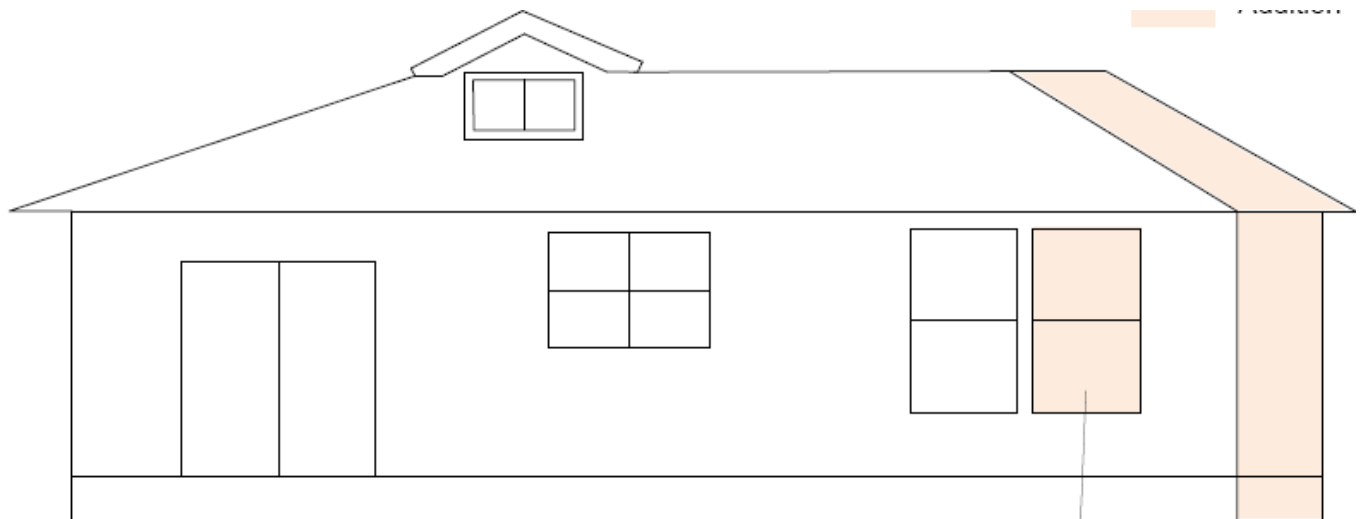
WEST (REAR) ELEVATION

EXISTING

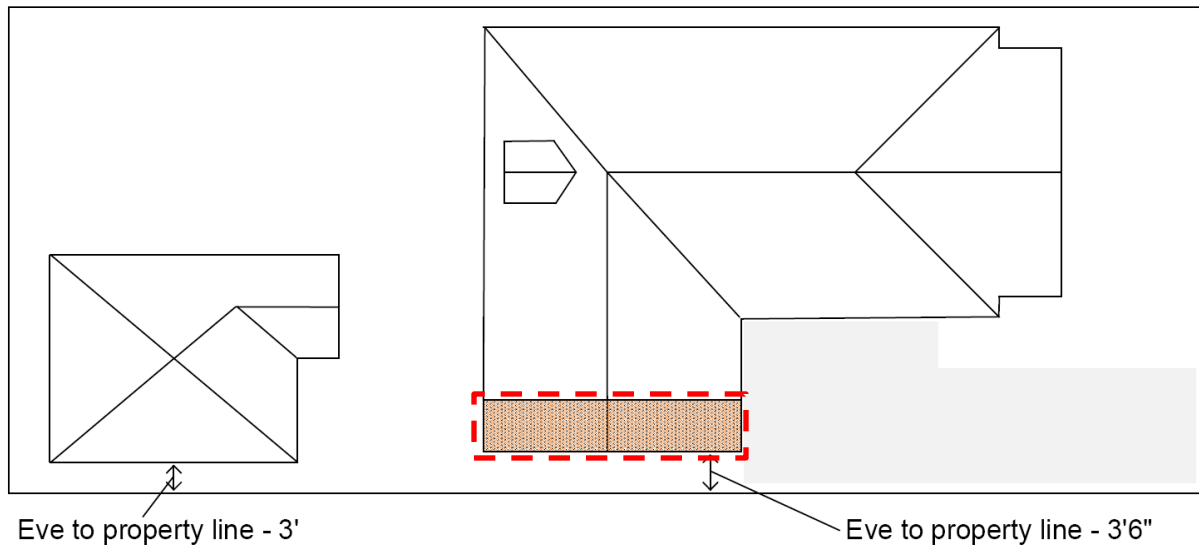
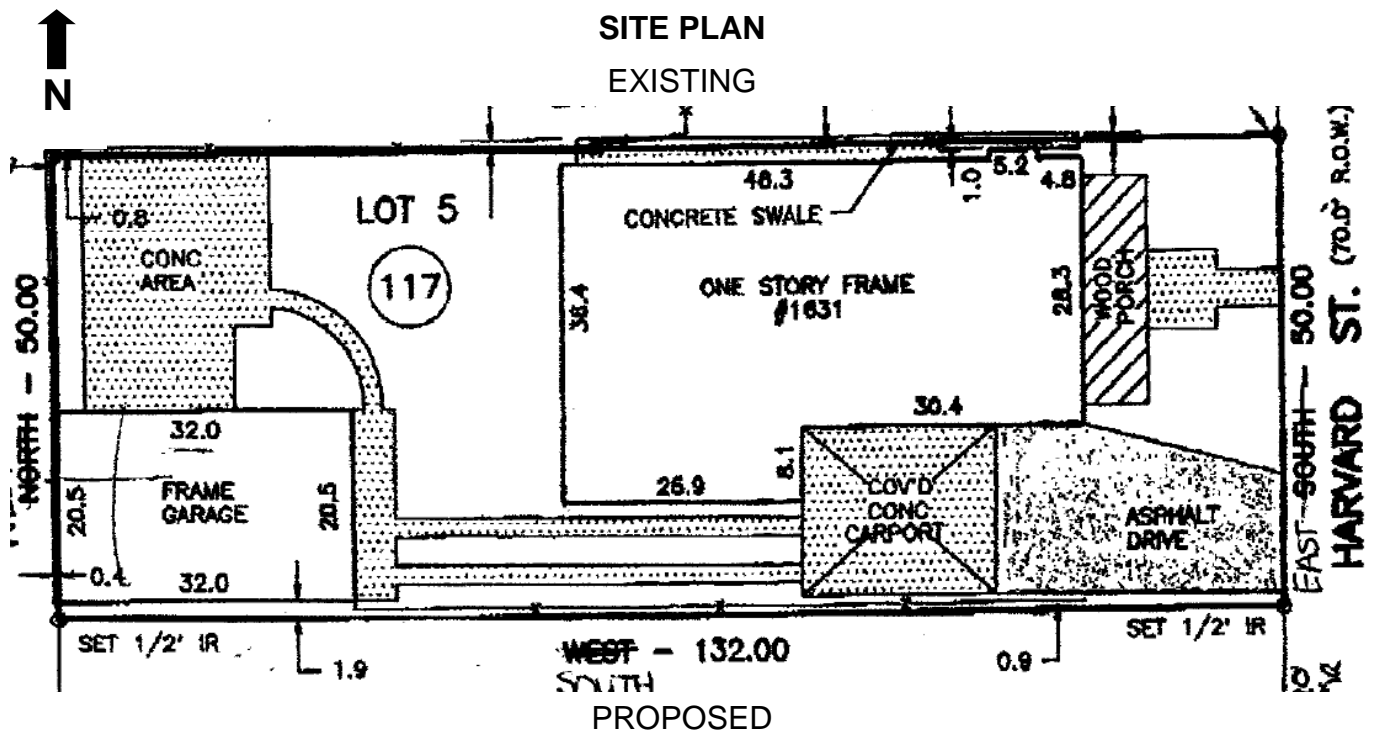


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PROPOSED



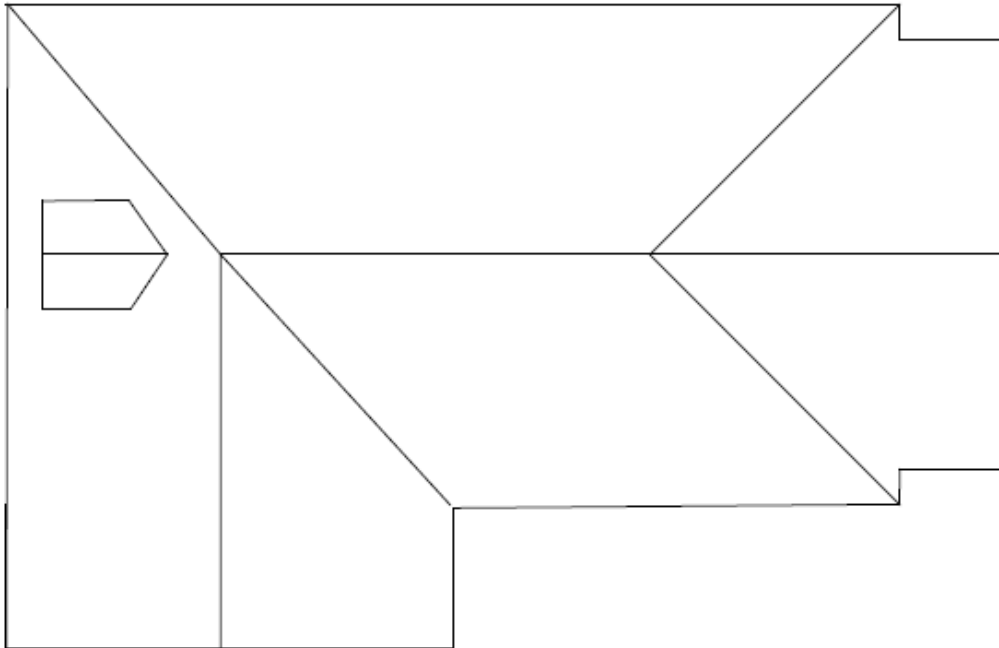
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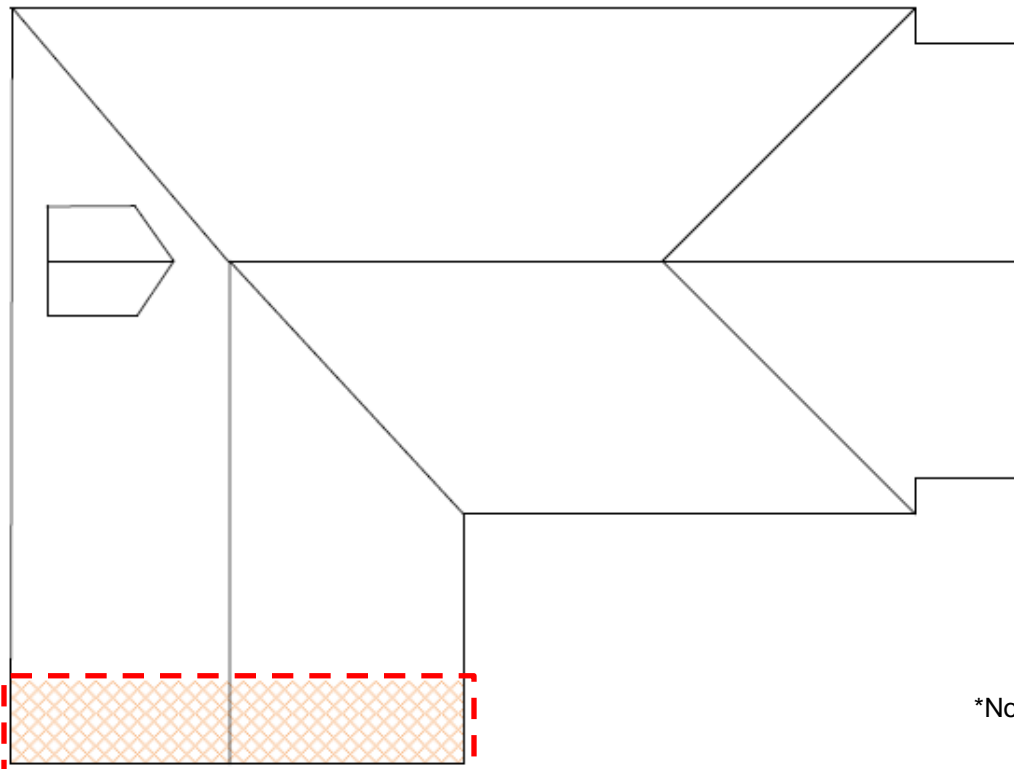


ROOF PLAN
EXISTING



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PROPOSED

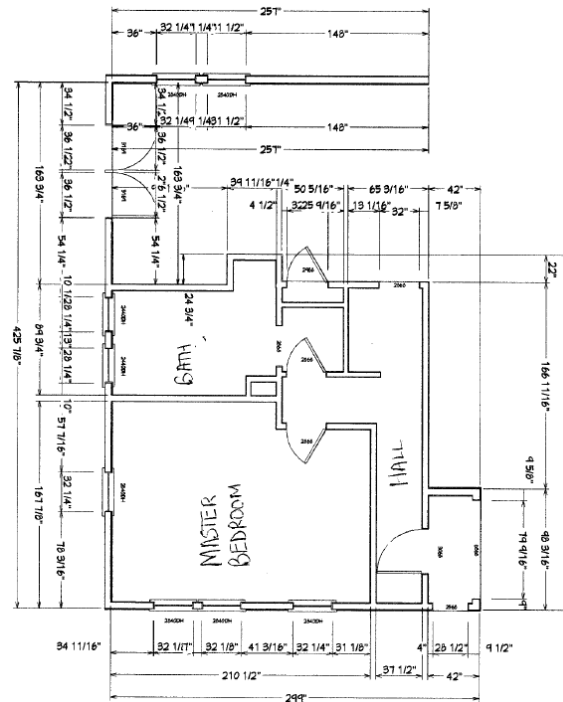


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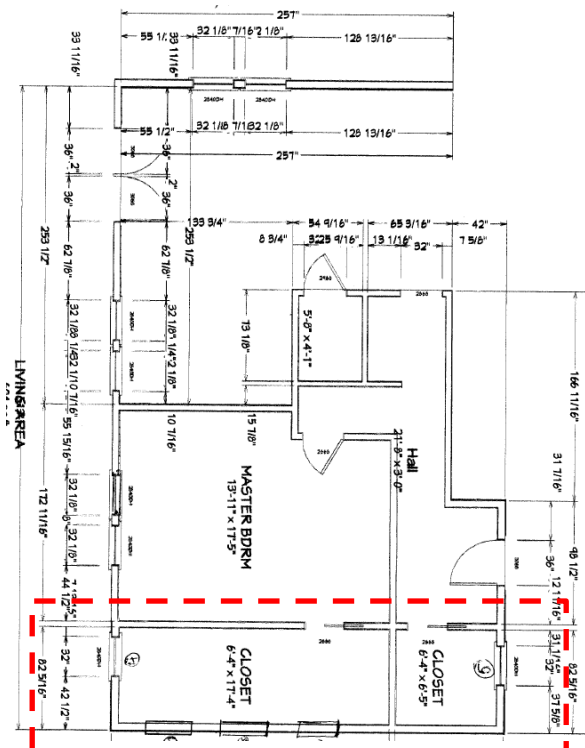
FIRST FLOOR PLAN

EXISTING



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PROPOSED

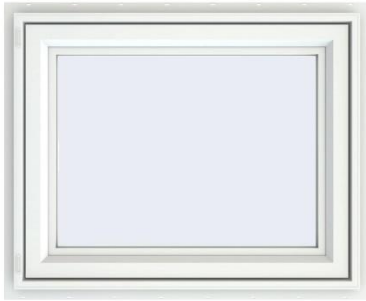


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WINDOW / DOOR SCHEDULE

PROPOSED

23.5" x 29.5" - Transom Vinyl Windows – White



27.5" x 35.5" -Double Hung Vinyl Window – White



PROJECT DETAILS

Shape/Mass: The existing property includes a historic 2,166 square foot, one-story single-family residence and a detached garage. The existing one-story house is 28.3' wide by 58.3' deep, with a 17'-8" ridge height and 10'-10" eave height.

The proposed addition will add approximately 214 square feet that will be flush with the walls of an existing 1950s addition on the south elevation and the addition will measure 6'-8" wide by 25'-10" deep, with a ridge height of 17'-8" and eave height of 10'-10".

Setbacks: The existing house is situated 19' from the front (east), approximately 3' from the north, and 9'-6" from the south property lines.

The proposed addition will be situated 56' from the front (east) and 3'-6" from the south property lines.

Foundation: The addition will have a pier and beam foundation and a finished floor height of 18.5" to match the current finished floor height.

Windows/Doors: The existing house features original 2-over-1 wood windows on the front elevation and original 1-over-1 wood windows on the side elevations.

The proposed addition will have three fixed transom vinyl windows on the south elevation, one 1-over-1 vinyl window on the east elevation and one 1-over-1 vinyl window on the west elevation. Please refer to window and door schedule.

Exterior Materials: The existing siding will be reused and any additional siding will match the existing wood siding. A vertical piece of trim board will be installed to differentiate the proposed addition from the existing addition.

Roof: The existing and proposed addition will have a side gable roof that has a ridge height of 17'-8" tall, an eave height of 10'-10" tall and a roof pitch of 6:12. Please refer to roof plans.

Front Elevation: The front elevation has four original 2-over-1 windows and one six-lite original wood panel door.
(East) The addition will feature one 1-over-1 vinyl window on east elevation. Please refer to elevation drawings.

Side Elevation: No alterations to the north elevation. Please refer to elevation drawings.
(North)

Side Elevation: The south features eight 1-over-1 wood windows. The existing 1950s addition has three 1-over-1 wood windows and the original house has five 1-over-1 wood windows. The proposed addition will add approximately 214 square feet that will be flush with the walls of an existing 1950s addition on the south elevation and the addition will measure 6'-8" wide by 25'-10" deep, with a ridge height of 17'-8" and eave height of 10'-10". The proposed addition will have three fixed transom vinyl windows. Please refer to elevation drawings.
(South)

Rear Elevation: The west elevation is not visible from the public right of way. Please refer to elevation drawings.
(West)